



Target Market Determination (TMD) Home Loan (Investment)

Product	<p>Home Loan (Investment)</p> <p>A variable rate credit facility used to purchase or refinance a residential property for investment purposes.</p>
Issuer	<p>Central Murray Credit Union Limited ABN/ACN 69 087 651 812 AFSL and Australian Credit Licence 239446</p>
Date of TMD	<p>28th April 2026</p>
Product Options	<p>The options available for the product:</p> <p>Standard Principal and Interest – a principal and interest option for the product.</p> <p>Interest Only – an interest only option for the product.</p>
Associated Products	<p>The other facilities included with the product and covered by this determination.</p> <p>BPAY® – a non-cash payment facility used to make payment using funds held in the product to a BPAY biller.</p> <p>OSKO® – a non-cash payment facility used to make a same day payment to another CMB account or an account at another financial institution.</p> <p>Electronic Payment – a non-cash payment facility used to make payment to another CMB account or an account at another financial institution.</p>
Target Market	<p>Description of target market</p> <p>Home Loan (investment) is available to personal and business customers.</p> <p>This product is designed for the class of customers who may seek to purchase a residential property, access equity in a residential property or refinance an existing credit facility for investment purpose.</p> <p>For <u>fixed rate home loans</u>, the target market includes: borrowers who are looking to purchase or refinance a residential property and want the certainty of a fixed rate and fixed repayments for the fixed term of the loan.</p> <p>For <u>variable rate home loans</u>, the target market includes: borrowers who are looking to purchase or refinance a</p>

residential property and want the flexibility to make additional repayments and redraw funds as required.

Key attributes and eligibility criteria

The product's key attributes are:

- Choice of fixed or variable interest rate;
- Maximum loan term of 30 years;
- Repayment of principle and interest (or period of interest only subject to approval);
- Choice of repayment frequency (weekly, fortnightly or monthly);
- Interest offset account;
- Redraw (only available for loan offset product);
- Interest is calculated daily and charged monthly; and
- Establishment fee, default fee and discharge fees apply. Break cost fee applies if a fixed rate is chosen.

The products eligibility criteria are:

- The customer must be a member of CMB; and
- The customer meets the eligibility requirements for the product.

Objectives, financial situations, needs

This product has been designed for customers who:

Fixed rate home loans:

- are seeking the certainty of a fixed interest rate;
- meet the credit assessment requirements and regular income; and
- need funds to purchase or refinance a residential property.

The product is consistent with the needs and objectives of customers who are seeking the certainty of a fixed interest rate and fixed repayments of over the fixed term of the loan.

Variable rate home loans:

- are seeking the flexibility to make extra repayments without a fee;
- are seeking flexibility to redraw funds as required;
- are seeking additional features on their home loan (e.g., offset account).
- meet the credit assessment requirements and regular income; and
- need funds to purchase or refinance a residential property.

	<p>The product is consistent with the needs and objective of the customer who are seeking flexibility and do not wish to be locked to a fixed interest rate.</p> <p>Classes of customers for whom the product is clearly unsuitable</p> <p>Customers who do not meet the eligibility requirements.</p>
<p>Distribution Conditions</p>	<p>Distribution channels</p> <p>The product may be distributed in branch by appropriate authorised bankers.</p> <p>Distribution conditions</p> <p>The distribution of the product is subject to the following conditions and restrictions:</p> <ul style="list-style-type: none"> • The customer being a member of CMB; and • That the customer meets the eligibility requirements for the loan.
<p>Review Triggers</p>	<p>The review triggers that would reasonably suggest that the TMD is no longer appropriate include:</p> <ul style="list-style-type: none"> • a material change to fees or rates of interest; • a material change to withdrawal limits or transaction methods; • high numbers of account closures within a set period; • high numbers of consumers switching to other accounts offered by the issuer; • a significant number of complaints is received from customers in relation to their purchase or use of the product that reasonably suggests that the TMD is no longer appropriate; • a material change to the product or the terms and conditions of the product occurs which would cause the TMD to no longer be appropriate
<p>Review Periods</p>	<p>Initial review</p> <p>We will undertake an initial review of this TMD within 2 years of the effective date (see section1)</p> <p>Periodic reviews</p> <p>We will undertake periodic reviews of this TMD at least every 2 years from the initial review.</p>

Distribution Reporting Requirements

The following information must be provided to CMB by distributors who engage in retail product distribution conduct in relation to this product:

Type of information	Description	Reporting period
Complaints	Number of complaints	Monthly to CMB
Significant dealing(s)	Date or date range of the significant dealing(s) and description of the significant dealing (eg, why it is not consistent with the TMD)	As soon as practicable, and in any case within 10 business days after becoming aware